

**LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT
INTER-OFFICE COMMUNICATION**

TO: Steve Henrichsen

DATE: March 1, 2004

DEPARTMENT: Planning

FROM: Chris Schroeder

ATTENTION:

DEPARTMENT: Health

CARBONS TO: EH File

SUBJECT: 2004 Comprehensive

EH Administration

Plan Review

The Lincoln-Lancaster County Health Department (LLCHD) has reviewed the proposed 2004 comprehensive plan amendments with the following comments noted on specific proposed amendments.

Proposed Comprehensive Plan Amendment #04010 S. 66th & Highway 2:

The LLCHD has concerns regarding some commercial uses abutting residential zoning districts. Various commercial uses are not compatible with residential uses relative to noise pollution. This proposed Comprehensive Plan Amendment could potentially locate, through a change of zone request, commercial zoning directly north of residential zoning. Lincoln Municipal Code (LMC) 8.24 Noise Control Ordinance does address noise pollution by regulating source sound levels based upon the receiving land-use category or zoning. However, the LLCHD does have significant case history involving residential uses and abutting commercial uses in which the commercial source does comply with LMC 8.24, but the residential receptors still perceive the noise pollution as a nuisance.

Proposed Comprehensive Plan Amendment #04011 S. 84th ST & Highway 2:

The LLCHD has concerns regarding some commercial uses abutting residential zoning districts. Various commercial uses are not compatible with residential uses relative to noise pollution. This proposed Comprehensive Plan Amendment could potentially locate, through a change of zone request, commercial zoning directly north of residential zoning. Lincoln Municipal Code (LMC) 8.24 Noise Control Ordinance does address noise pollution by regulating source sound levels based upon the receiving land-use category or zoning. However, the LLCHD does have significant case history involving residential uses and abutting commercial uses in which the commercial source does comply with LMC 8.24, but the residential receptors still perceive the noise pollution as a nuisance.

Proposed Comprehensive Plan Amendment #04012 N. 84th & Adams:

The LLCHD supports this proposed Comprehensive Plan Amendment that could potentially prohibit locating industrial zoning adjacent to residential zoning. The LLCHD has historically advocated against locating residential zoning adjacent to industrial due to the types of uses that are allowed in industrial zoning with the potential for exposure to hazardous materials and/or chemicals.

Proposed Comprehensive Plan Amendment #04013 NW 12th & Highway 34:

This proposed Comprehensive Plan Amendment could possibly locate residential zoning directly north of an industrial zoning district which contains Kawasaki Motors Manufacturing Corporation USA. Kawasaki Motors Manufacturing Corporation USA emits volatile organic compounds and hazardous air pollutants each of which can be sources for odor complaints. Recognizing the prevailing wind direction in the summer months, the LLCHD strongly advises against locating residential zoning north of Kawasaki Motors Manufacturing Corporation USA.